



RICK SNYDER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF NATURAL RESOURCES
LANSING



RODNEY A. STOKES
DIRECTOR

November 15, 2011

TO: Rodney A. Stokes, Director

INFORMATION: Natural Resources Commission

Transaction: State Forest and Wildlife Land Exchange
Gaylord Management Unit – Emmet County
Beaver Island Wildlife Research Area – Charlevoix County
Land Transaction Case #20110083

Applicant: Little Traverse Conservancy (LTC), Harbor Springs, Michigan

Private Lands Charlevoix County, Peane Township, T38N, R10W, Section 26:
Offered In Exchange: East ½ of the NE ¼ of the NW ¼. 20.7 acres, more or less.

Exchange Value: Pursuant to equal area exchange provision, Subpart 3. The offered 20.7-acre private parcel is eight times larger than the desired State-owned land.

State Lands Desired Emmet County, Maple River Township, T36N, R4W, Section 4: commencing at
In Exchange: the northeast corner of Section 4; thence along the north line of said Section 4 N89°22'24"W 1,313.95 feet to the East 1/16 corner of said Section 4 and Place of Beginning; thence along the East 1/16 line of said Section 4 S04°52'11"W 330.00 feet; thence N89°22'24"W 330.00 feet; thence N04° 52'11"E 330.00 feet to said north line of Section 4 S89°22'24"E 330.00 feet to the Place of Beginning. 2.5 acres, more or less.

Exchange Value: Pursuant to equal area exchange provision, Subpart 3. The desired 2.5-acre State parcel is 1/8th the size of the offered parcel.

Authority: Part 21 of Act 451, Public Acts of 1994, as amended

Notice: This item will appear on the Department of Natural Resources' (Department) November 28, 2011 Calendar, and is eligible for approval on December 6, 2011.

Comments: This exchange provides benefits to both the State and to the applicant. As a result, Department staff has recommended this exchange for approval.

The offered property is located near the southeastern shore of Beaver Island and contains the following attributes which, along with the applicant's plans to develop the desired property, make this a priority transaction:

- Adjacent State-owned land – A large block of State-owned land borders two sides of the property.
- Project boundary – The property is located within the Beaver Island Wildlife research Area project boundary.

- Access – A county-maintained road crosses the northern end of the property.
- Topography – The property has level topography.
- Cover – The property has dense forest cover.

The desired State-owned land is located ½ mile west of the Village of Pellston and at the edge of the State Forest project boundary. This level property has red pine forest cover and upland frontage on Robinson Road. The LTC desires this property in order to incorporate it into the Braun Nature Preserve, which they are in the final stages of acquiring. While the preserve includes 125 acres of land with 3,700 feet of frontage on the Maple River, it does not have usable, upland frontage on a county-maintained road. The applicant intends to use the desired State-owned land to develop a driveway and parking area that will provide public access to the Maple River for fishing, as well as provide public access to the Braun Nature Preserve and the adjacent State-owned land for hunting and other outdoor recreation activities.

In this transaction, the statutory requirements for a land exchange are satisfied based on the offered acreage being greater than the desired State acreage and since the transaction is in the best interest of the State, based on resource values and public recreation benefits. The land characteristics, habitat values, and management efficiencies of this exchange have been thoroughly reviewed by staff and found to be in favor of the State. For these reasons, the expense of contracting for real estate appraisals was not deemed to provide a benefit to the State and was therefore not undertaken.

The desired State land was acquired by tax reversion in 1939. As a result of this exchange, the offered private land will assume tax reversion status.

The Mineral and Land Management Section staff of the Department's Forest Management Division has determined the State should retain the mineral rights to the desired land.

The proposed land exchange was reviewed and recommended for approval by the Land Exchange Review Committee on June 23, 2011.

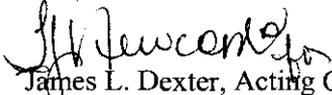
- Recommendations:
- (1) That the exchange be approved, under authority of Part 21, Act 451 of 1994, as amended, with the State reserving rights to minerals and aboriginal antiquities.
 - (2) Approval of the exchange be contingent upon the applicant acquiring the Braun Nature Preserve.



Russ Mason, Ph.D., Chief
Wildlife Division



Lynne M. Boyd, Chief
Forest Management Division



James L. Dexter, Acting Chief
Fisheries Division



Ronald A. Olson, Chief
Parks and Recreation Division



Kelley D. Smith, Ph.D.
Acting Natural Resources Deputy



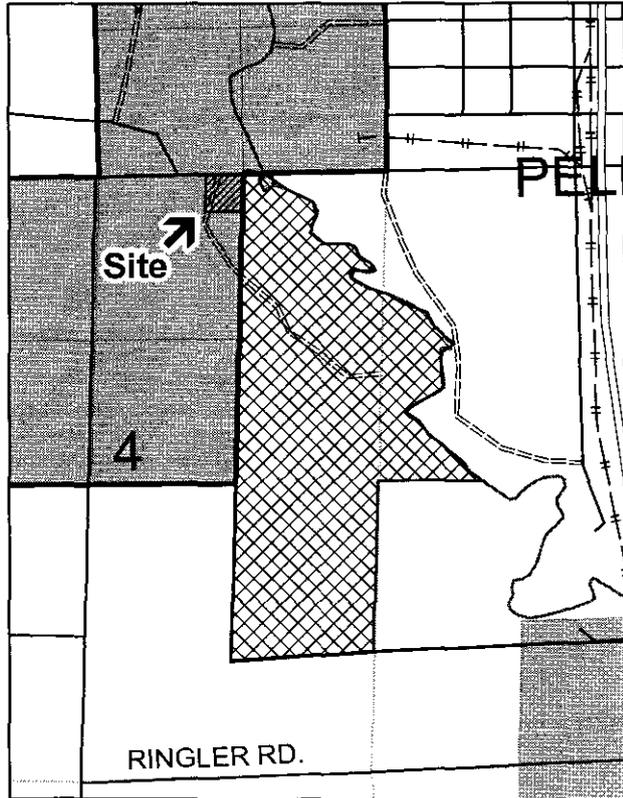
Mark Hoffman
Chief Administrative Officer

I approve the staff recommendations.

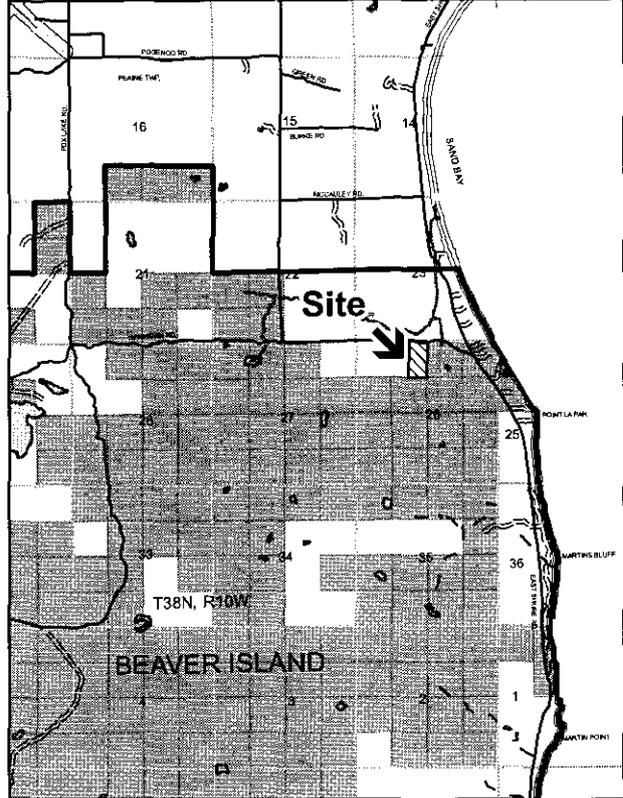
Rodney A. Stokes
Director

Date Approved

**STATE FOREST AND WILDLIFE LAND EXCHANGE
 Gaylord Management Unit -- Emmet County
 Beaver Island Wildlife Research Area -- Charlevoix County
 Land Transaction Case #20110083**

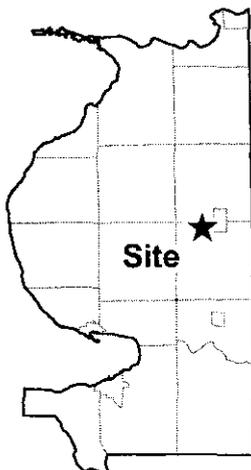


**Desired Parcel -- Emmet County
 Section 4, T36N, R4W,
 Maple River Township**

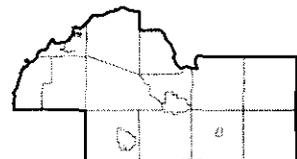


**Offered Parcel -- Charlevoix County
 Section 26, T38N, R10W,
 Peane Township**

Emmet County



Charlevoix County



-  DNR Project Boundary
-  State Land Desired (2.5 acres m/l)
-  Braun Nature Preserve
-  Land Offered To DNR (20.7 acres m/l)
-  State Land
-  Private Land



DNR -- Finance & Operations Division
 Real Estate Services Section
 11/03/2011

